

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

September 3, 2008

7:30 p.m.

I. ROLL CALL

Board Members

Present:	David Benton	Judy Carll	Kurt Clason
	Susan Dunlap	Teresa Lowell	

Absent:	Roland Denby	Tim Nelson
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Others Present:	Gary Moreau	James Earl	Dean Look
	Karen Cummings	Paul Cummings	Sandra Leeman
	Robert Leeman	Tom Ursia	Patti Berry
	Tina Smith	David Lowe	

Susan Dunlap, chair, called the meeting to order at 7:35 P.M.

II. APPOINTMENTS

- ***James Earl (Gary Moreau)***
Dean Drive Map 40, Lot 9A
Setback Reduction

Gary Moreau addressed the board regarding a setback reduction in order to construct a new cottage on Dean Drive. The proposed setbacks would be 11'5" to wall (11' to dripedge) and 37' from the road. A new soil test has been done but the applicant has not yet received a copy. Sue Dunlap noted that board members have statements of objection from abutters in their packets. She added that the Planning Board doesn't rule on septic plans, they must pass state requirements before a building permit is issued. She stated that this lot qualifies for setback reduction. Kurt Clason stated that the proposed structure must be 20' from other structures. He noted that measurements were taken during the site walk, the distance to the closest items on each abutting lot were 32' to the Cummings' shed and 27' to the tank on the Look lot (assume 28' to the house).

Sue Dunlap stated that zoning allows the Planning Board to grant setback reductions to 10' from property lines (20' to the nearest structure) according to Section 2.08 of the ordinance. Conditions can be added to the permit, as necessary. The entire structure will be outside of the 100' shoreland setback. The Code Enforcement Officer will direct the

erosion control measures, revegetation, and lot coverage. The structure is to be placed with the pitch of the roof parallel to the road, eaves facing abutters.

Kurt Clason made a motion to grant the setback reduction with the following conditions:

- The structure to be placed with a minimum setback of 11' from side property lines, 37' from the road (Dean Drive); measurements are from the drip edge of the building
 - Erosion control measures to be followed as directed by the Code Enforcement Officer
- The motion was seconded by Judi Carll and passed unanimously.

Dean Look gave each member of the board a prepared handout.

- *Sandra Leeman*
189 West Shore Road Map 34, Lot 12
Relocation of structure in shoreland zone

Bob Leeman addressed the board regarding the relocation of the structure. The house is located 10.5' from the water and the applicant is proposing to move it to 11' from the water and use the 30% expansion. They will be installing an updated septic system and will not raise the structure more than 3'.

Board members discussed possibly moving the structure back another foot by turning the septic tank. Kurt Clason suggested the applicant could shorten the deck to gain setback from the lake.

After discussion, Kurt Clason made a motion that the applicant decreases the size of the deck in order to increase the lake setback. The motion failed for lack of a second. Judi Carll made a motion that the Planning Board approves the request to remove the existing building and relocate the proposed structure 11' from the shoreline. The applicant must adhere to erosion control measures and revegetate the property. The Board determined that the proposed structure will be moved to the greatest practical extent. The motion was seconded by Kurt Clason and unanimously carried.

III. MINUTES OF PREVIOUS MEETINGS

Teresa Lowell made a motion to approve the minutes for the meeting held July 2, 2008. The motion was seconded by Sue Dunlap and passed 3-0 (Judi Carll and Kurt Clason abstained)

Kurt Clason made a motion to approve the minutes for the meetings held July 16, and July 23, 2008. The motion was seconded by Teresa Lowell and passed 4-0 (David Benton abstained)

Teresa Lowell made a motion to approve the minutes for the meeting held August 6, 2008. The motion was seconded by Kurt Clason and passed 4-0 (David Benton abstained)

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

Tom Ursia, Town Planner, reported the following:

- Reminder that a special town meeting will be held September 9 to approve town funding for the Rural Road initiative - West Road project
- Continuing to work on CIP with department heads who submitted documents; training session scheduled for September 11
- Working on proposed digital mapping

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

At 8:50 p.m. Teresa Lowell made a motion to adjourn the meeting. The motion was seconded by David Benton and carried unanimously.

Approved Date: 10-15-2008

Teresa Lowell

Jonathan Carl

David Benton

[Signature]
